

FOR SALE

3 3 4 10.1ac

2101 Maleny-Stanley River Road, Booroobin









THE OPPORTUNITY

Mimburi | Crafted by Place

Some homes are defined by their architecture. Others by their setting. Here neither exists without the other.

Mimburi is an award-winning, architect-designed off-grid estate where exceptional craftsmanship and breathtaking natural beauty exist in perfect harmony.

Set on approximately 10 acres with access to a further 85 acres of shared native forest, pasture and walking trails, the residence showcases handcrafted stone, native hardwood timbers and sweeping Glass House Mountains views, creating an extraordinary sense of privacy, space and connection to nature.

The views from nearly every room define this exceptional home, creating a seamless connection between its beautifully crafted interiors and the remarkable landscape beyond.

Expansive decks, tranquil courtyards and private retreats provide inviting spaces to experience the changing seasons and spectacular Glass House Mountains outlook.

Thoughtfully designed living areas and luxurious accommodation enhance the sense of comfort and connection, while a temperature-controlled wine cellar and separate self-contained cottage add versatility.

Recognised as HIA Sunshine Coast Energy Efficient Home of the Year 2001, Mimburi is a rare Hinterland sanctuary combining architectural excellence, energy independence and enduring craftsmanship.



Property:	Residential house plus self-contained studio on acreage
Accommodation:	2 bedrooms, 2 bathrooms, multiple living areas & separate 1 bedroom studio
Land Area:	4.09ha / 10.01ac
Title:	Community Title – one of two residential lots within an approx. 105-acre holding
Architect:	Helen Smith
Builder:	Michael Cole completed in 2001
Style:	Architecturally designed two-level residence
Services:	Fully off-grid, solar, gas, rainwater storage, wastewater system + Starlink
Local Authority & Rates:	Moreton Bay | $2411 approx. per annum
Zoning:	Rural

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THE RESIDENCE

The main residence is arranged across two levels, with the majority of the living and guest accommodation occupying the ground floor and the upper level dedicated entirely to the principal suite.

Native hardwood beams and timber detailing, stone sourced from the property and handcrafted finishes establish a consistent material palette throughout. The curving stone staircase and stone fireplace form the centre of the home, while extensive glazing and timber doors orient the principal rooms towards the surrounding landscape and Glass House Mountains.

Ground Level:	Living, dining, kitchen, sitting room, study, guest bedroom, bathroom, laundry & mudroom
Living:	Soaring ceilings, exposed native hardwood, custom made lighting, stone fireplace with tile hearth + deck access
Dining:	Feature full height windows & courtyard access
Kitchen:	Granite benchtops, 2 x Westinghouse 600mm ovens, Omega gas cooktop, Miele dishwasher, InSinkErator + WIP
Media / Library Room:	Custom book shelving, fireplace, ceiling fan, A/C + adjoining deck
Study:	Ceiling fans
Guest Bedroom:	Built in robes, fireplace, ceiling fan + adjoining deck
Bathroom:	Shower, custom built wooden vanity & WC
Powder Room:	WC & small hand basin
Mudroom & Laundry:	Cupboards & storage
Outdoor entertaining:	Covered main deck with uninterrupted Glass House Mountains outlook

Lower Ground Level:	Purpose-built temperature-controlled wine cellar with handcrafted stonework & A/C

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Upper Level

The entire upper level is dedicated to the principal suite, creating complete separation from the remainder of the accommodation.

Upper Level:	Master bedroom, walk in robe / dressing room with custom built wooden cabinetry, ceiing fan & private balcony. Ensuite with oversized bath with treetop outlook, shower, custom built wooden vanity, bidet & WC

Studio

Privately positioned away from the main residence, the separate 72m2 self-contained Studio enjoys its own established gardens and peaceful outlook. Renovated and upgraded in 2020 with polished concrete floors and exposed timber trusses, it is currently self-managed short-term accommodation and provides flexibility for guest accommodation, multi-generational living or supplementary income.

Style:	Open plan self-contained accommodation including a full sized kitchen with freestanding gas oven & range hood, bathroom with walk-in shower, floating vanity & WC plus wardrobe + study nook
Power:	10kW solar system, 3kW inverter, lead battery bank, relay switch to main residence/generator system
Heating/Cooling:	Instantaneous gas hotwater, gas cooking, fireplace, ceiling fans + A/C
Water:	20,000ltr rainwater tank with sediment filtration to kitchen
Parking:	Single carport
Income:	Approx $50,000 per annum

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THE HOLDING

Land:	105 acres total, 10.1ac individual lot + 85ac common land
Access:	1.2km gravel driveway, recently upgraded with roadbase and contouring
Landscape:	Rainforest, eucalyptus forest, pasture, undulating country, creek + walking tracks
Conservation:	Land for Wildlife approved + koala habitat
Power:	2 x separate solar systems with battery storage and generator backup
Power:	House: 25kW; 7 lithium batteries/13.5kW, 5kW inverter, generator | Studio: 10kW with battery, 3kW inverter
Lighting:	Energy efficient LED lighting throughout
Heating:	House: Solar hot water with gas back up | Studio: Instanteous gas
Water:	House: 100,000ltr with UV filtration to house; 10,000ltr garden; 10,000ltr shed | Studio: 20,000ltr
Waste:	Biolytix waste water management system for main residence + studio
Outdoors:	Native & subtropical with mature plantings connected by gravel & stone pathways
Orchard:	Mango, blood orange, red grapefruit, lemon, pomelo, mandarin, lime, pomegranate, peach, nectarine
Outdoors:	Tropical courtyard with retractable fixed umbrella, large fish pond with water feature, Bocce court
Spa & firepit:	5 person spa & firepit + additional firepit with seating - all with mountain views
Outbuildings:	Large tractor shed & garden shed
Garaging:	Double carport to residence, single carport to Studio + stand alone carport

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THE REGION



Booroobin is a peaceful rural locality in the Sunshine Coast Hinterland, approximately 12 kilometres south-west of Maleny.

Known for its rolling green countryside, native bushland, acreage properties and spectacular views towards the Glass House Mountains, it offers a private and picturesque country lifestyle.

The area is conveniently close to Maleny, Peachester, Beerwah, Woodford, Bellthorpe National Park and the Glass House Mountains.

Booroobin enjoys the cooler hinterland climate, with warm, humid summers and generally mild days through winter.

Winter mornings and evenings can be crisp and cool, while the warmer months typically bring higher rainfall, lush landscapes and occasional summer storms.

Location:	Booroobin, Sunshine Coast Hinterland, QLD
Distance:	25 mins to Maleny | 45 mins Caloundra | 90 mins to Brisbane
Climate:	Sub-tropical - mild winters, warm summers + elevated cooling breezes

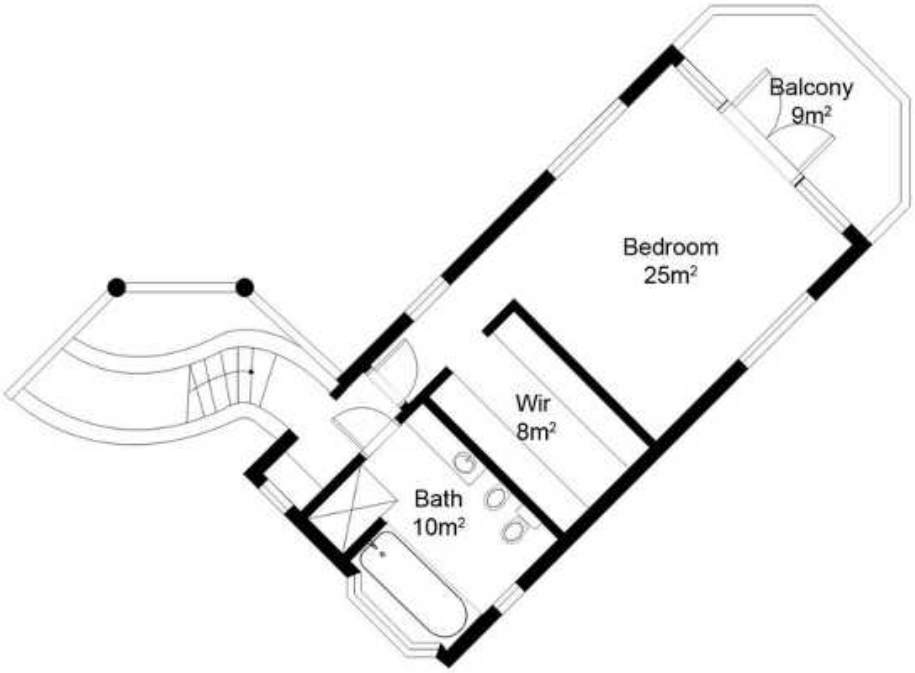


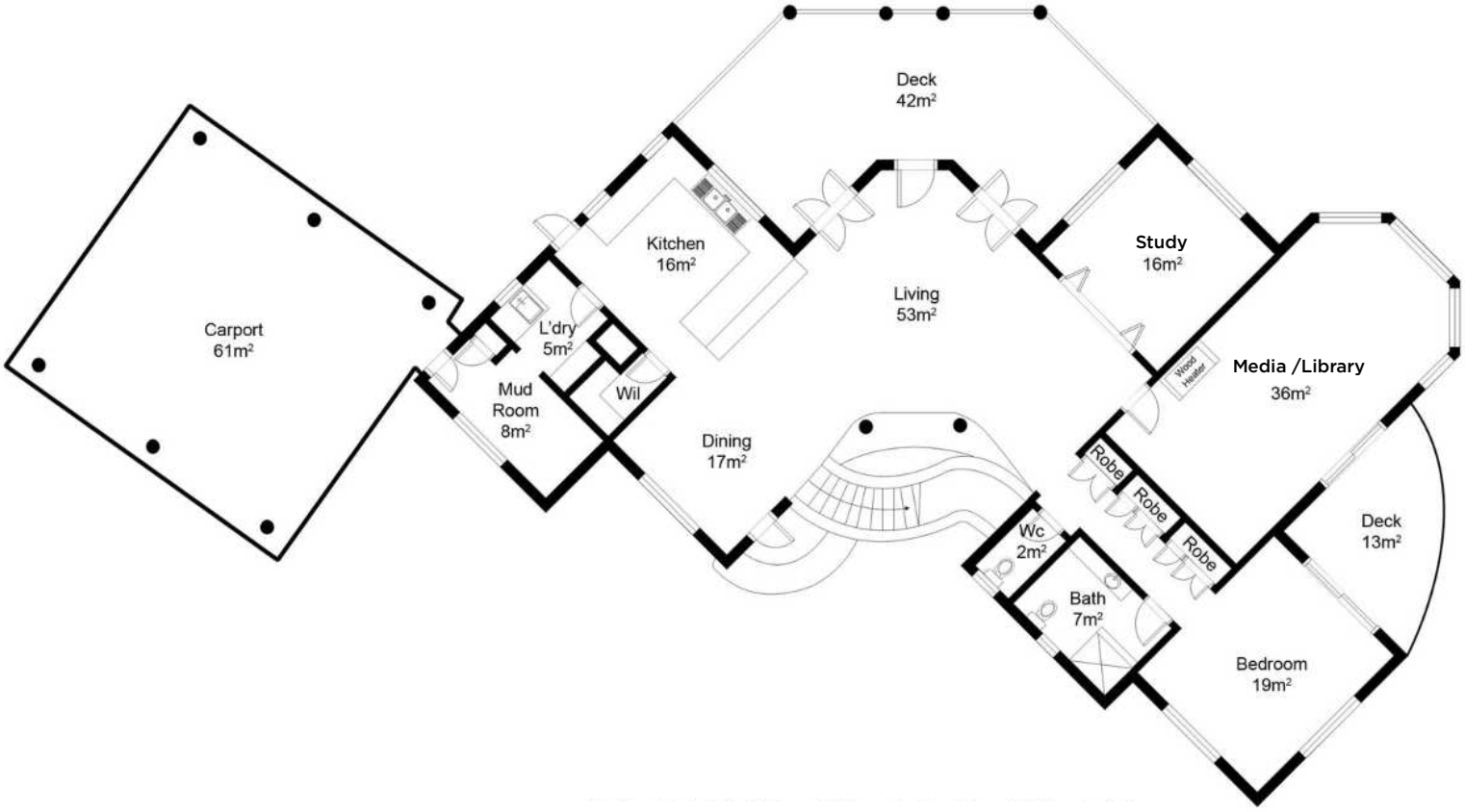
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